

CITY OF VANCOUVER  
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, January 21, 1975, in the Council Chamber, commencing at 2:00 P.M.

PRESENT: Mayor Phillips  
 Aldermen Bird, Bowers, Boyce, Cowie,  
 Harcourt, Kennedy, Marzari,  
 Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER.

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were no 'In Camera' items to be considered. (Later the Mayor requested that Council consider one 'In Camera' matter.)

ADOPTION OF MINUTES

MOVED by Ald. Bird  
 SECONDED by Ald. Sweeney.

THAT the Minutes of the Special Council Meeting of January 9, 1975, and the Minutes of the Regular Council Meeting of January 14, 1975, together with the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Marzari,  
 SECONDED by Ald. Bird,

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Hotel Usage of Apartments in the West End - Shato Inn.

City Council, on December 17, 1974, when considering the Housing Committee's report of December 10, 1974 on the matter of apartments in the West End being utilized as hotels, requested the owners of the Shato Inn, 1825 Comox Street, to appear before Council to show cause why their business license should not be suspended. Mr. M. Gaska, the owner, and his son Richard Gaska, addressed the Council explaining why some suites in their apartment building are being rented on a daily basis. The owners are having great difficulty in renting their suites on an economic basis.

Cont'd...

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UNFINISHED BUSINESS (cont'd)

Hotel Usage of Apartments in  
the West End - Shato Inn  
(continued)

MOVED by Ald. Volrich,

THAT the owners of the Shato Inn be given until the end of February, 1975, to prove that they have discontinued their present practise of providing accommodation in their apartment building on a daily basis.

- CARRIED

(Alderman Bowers opposed)

MOVED by Ald. Volrich,

THAT the Director of Legal Services report back on the definition of apartment accommodation and hotel accommodation as it pertains to the City by-laws.

- CARRIED UNANIMOUSLY

2. Lease of Portion of Waterlot  
"A" - D.L. 2064, Plan 5568,  
215 West 1st Avenue

City Council on January 14, 1975, deferred the Manager's report regarding the lease of a portion of Waterlot "A" as described above. The Manager was asked to determine the type of goods that would be shipped to or from the proposed barge slip and tug berth. The Council noted a report from the City Manager dated January 17, 1975, describing the use to which the property will be put.

MOVED by Ald. Sweeney,

THAT the following recommendation contained in the Manager's report of January 10, 1975, be approved, subject to a prohibition being placed on liquid petroleum products or other products or chemicals, which in the opinion of the City Manager are hazardous, being shipped to or from the barge loading ramp:

"THAT the lease approved by Council on December 10, 1974, in the name of Summer Holdings Ltd., be drawn in the name of Egmont Towing Ltd., with the terms and conditions to remain the same.";

FURTHER THAT the City Manager examine the matter of the movement of hazardous products involving City property in the False Creek area.

- CARRIED UNANIMOUSLY

During consideration of the foregoing matter, Alderman Rankin requested that the City Manager investigate the dumping of fill presently under way in Burrard Inlet at the old North Vancouver Ferry dock.

The Mayor so directed.

UNFINISHED BUSINESS (Cont'd)

3. Tenders for Lease,  
 Lots 7, 8 and 10, Block 122, D.L. 541,  
Situated E/S Howe Street, South of Pacific.

On January 14, 1975, Council approved the recommendation of the City Manager contained in his report of January 10, 1975, regarding the lease of the above-mentioned City-owned properties. It was noted at that meeting that Mr. Skeans had requested to appear as a delegation before Council considered the matter. Mr. Skeans has re-affirmed his request to speak on the subject and it was -

MOVED by Ald. Rankin

THAT Mr. Skeans and Mr. Gary Castle, representing Mr. Porter, the principals involved in the matter, be given the opportunity of addressing Council this day.

- CARRIED UNANIMOUSLY

Mr. J.E. Skeans, on behalf of Skeans Engineering and Machinery Ltd., addressed the Council and filed a brief giving details of the properties in question.

Mr. Castle, of Macaulay, Nicolls, Maitland & Co., Ltd., speaking on behalf of Mr. Porter, requested that the Council grant the lease of lots 7 and 8 to his client, as recommended in the Manager's report.

MOVED by Ald. Kennedy

THAT this whole matter be tabled, pending a full report to include the following:

- (i) zoning aspects, parking requirements and future use,
- (ii) Downtown Planning Team comments,
- (iii) details of contract negotiations with Skeans Engineering and Machinery Ltd.

FURTHER THAT in the meantime the Department withhold any action as a result of Council's resolution of January 14, 1975.

- CARRIED

(Ald. Bird, Harcourt, Rankin, Sweeney and Volrich opposed)

COMMUNICATIONS OR PETITIONS

1. Resolution - re Impact of Oil  
 Policies of the Provincial and  
Federal Governments.

The Council noted a letter dated January 9, 1975, from Calgary City Council, concerning the impact of oil policies of the Provincial and Federal governments. Calgary Council requested Vancouver to appeal to senior governments on the matter.

MOVED by Ald. Bowers,

THAT the letter from the City of Calgary be received.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

2. Soliciting for Charity - International Society for Krishna Consciousness.

Council, on October 1, 1974, when considering the Manager's report, dated September 27 on the above matter, deferred consideration pending the hearing of a delegation from the organization. Arrangements were made on two occasions for the Society to appear before Council and in each case the delegation failed to present itself. The Society is again asking to speak to Council in support of its application to solicit on City streets, parks or other public places to raise funds for ISKCON food relief.

MOVED by Ald. Bird

THAT the request to appear as a delegation be refused.

- CARRIED UNANIMOUSLY.

3. Municipal Debt Moratorium.

Council noted a letter, dated January 15, 1975, from the North American Labour Party requesting to appear as a delegation concerning a debt moratorium caused by the present world economic situation.

MOVED by Ald. Bird

THAT the letter from the North American Labour Party be received and the request to appear as a delegation be refused.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT  
JANUARY 17, 1975

Works & Utility Matters  
(January 17, 1975)

The Council considered this report which contains five Clauses identified as follows:

- Cl. 1: Spur Track Crossing over Kent Avenue North, between the Knight Street Bridge Right-of-Way and Borden Street
- Cl. 2: Supply of Cover Material - Delta Landfill
- Cl. 3: Local Improvement Procedure By-law
- Cl. 4: Tender No. 7410 - Water Street Improvement Project
- Cl. 5: 1176 West Georgia Street - Tree Removal for Crossing D.P.A. 67607

The Council took action as follows:

Clauses 1, 2 and 3.

MOVED by Ald. Volrich

THAT the recommendations of the City Manager, contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Regular Council, January 21, 1975. . . . . 5.

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Works and Utility Matters  
(January 17, 1975) (Cont'd.)

Tender No. 7410 - Water Street  
Improvement Project. (Clause 4)

In considering this clause it was

MOVED by Ald. Rankin

THAT the representative from Imperial Paving Limited be granted permission to address Council on this matter.

- CARRIED UNANIMOUSLY

Pursuant thereto, a representative from Imperial Paving Ltd., addressed the Council disputing certain statements made in the Manager's report and answering questions put by members of Council on the operations of his Company.

MOVED by Ald. Rankin

THAT this matter be deferred for further report as follows:

- (a) City Engineer - for explanation of the delays experienced by the City with a related company to Imperial Paving Ltd.
- (b) City Engineer - in respect of reference by Imperial Paving Ltd. to problems causing delays referred to in the Manager's report, and which at present are the subject of discussion with the Engineering Department.
- (c) City Engineer - in respect of clarification of the separate staff involved with Imperial Paving Ltd. and its related company.

FURTHER THAT representatives of Imperial Paving Ltd., and Standard General Construction Ltd., if they so desire, be permitted to speak to this matter when it is again considered by Council.

- CARRIED

(Ald. Bird, Bowers, Boyce, Cowie and Kennedy opposed)

1176 West Georgia Street -  
Tree Removal for Crossing -  
D.P.A. 67607. (Clause 5)

MOVED by Ald. Bird

THAT the Park Board be given approval to remove the tree located at 1176 West Georgia Street at the expense of the Developer on the understanding the tree will be relocated on site.

- CARRIED UNANIMOUSLY.

Building & Planning Matters  
(January 17, 1975)

The Council considered this report which contains three Clauses identified as follows:

- Cl. 1: Building Permit B64707 - 1212 Laurier
- Cl. 2: Strathcona Demonstration Project
- Cl. 3: Strathcona Progress Report

The Council took action as follows:

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Building and Planning Matters  
(January 17, 1975) (Cont'd)

Building Permit B64707 -  
1212 Laurier. (Clause 1)

MOVED by Ald. Harcourt  
THAT the request by Mrs R. Yorsh to appear as a delegation be granted, and arrangements left with the City Clerk.  
- CARRIED UNANIMOUSLY

Strathcona Demonstration Project  
(Clause 2)

MOVED by Ald. Bird  
THAT, if the neighbourhood greenhouse and gardening project as proposed by S.P.O.T.A. is accepted by the Federal Government as a U.N. Project, the City-owned land involved be made available to S.P.O.T.A. for a \$1.00 rent, for a period of up to five years.  
- CARRIED UNANIMOUSLY

Strathcona Progress Report  
(Clause 3)

When considering this clause the Council heard from a representative of S.P.O.T.A. on the matter, particularly with respect to the rental accommodation required by the organization.

MOVED by Ald. Marzari  
THAT the City Council agree that the City's Strathcona Rehabilitation Reserves will not be spent without consultation and partnership with the Strathcona Rehabilitation Committee;  
AND THAT the City's unallocated funds re Strathcona be put into a reserve account to be set aside for planning or other appropriate uses in the Strathcona area over the year 1975.  
- (carried)

MOVED by Ald. Volrich  
THAT consideration of this matter be deferred pending a report from the Director of Planning and Strathcona Rehabilitation Committee.  
- LOST  
(Ald. Bird, Bowers, Boyce, Cowie, Harcourt, Marzari, Rankin and Sweeney opposed)

The motion to defer having lost, the motion of Alderman Marzari was divided, at the request of the Mayor and action was taken as follows

MOVED by Ald. Marzari  
THAT the City Council agree that the City's Strathcona Rehabilitation Reserves will not be spent without consultation and partnership with the Strathcona Rehabilitation Committee.  
- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari  
THAT the City's unallocated funds re Strathcona be put into a reserve account to be set aside for planning or other appropriate uses in the Strathcona area over the year 1975.  
- CARRIED  
(Ald. Bowers and the Mayor opposed)

MOVED by Ald. Marzari  
THAT the recommendation of the City Manager, contained in this clause, be approved after amending the total of funds in clause (2) to read \$225,000, as proposed by the Manager.  
- CARRIED UNANIMOUSLY.

Regular Council, January 21, 1975 . . . . . 7.

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Manager's General Report  
January 17, 1975 (continued)

Finance Matters  
(January 17, 1975)

The Council considered this report which contains four  
Clauses identified as follows:

- Cl. 1: Tax Exempt Property - Senior Citizens Housing
- Cl. 2: One New Position - Public Health Nurse
- Cl. 3: ASPO/CPAC Conference
- Cl. 4: West End Planning Program - Budget Requirements

The Council took action as follows:

Tax Exempt Property - Senior  
Citizens Housing (Clause 1)

The Council considered this Clause which concluded with the  
following recommendations:

"If Council wishes to continue the tax exempt status of new senior citizen housing developments, it is recommended that it be done on an annual basis so that if the Federal/Provincial or Provincial support program materializes, then the City could make the developments taxable without this being detrimental to the residents. Should Council proceed on this basis it is further recommended that the Director of Legal Services be instructed to prepare the necessary By-law for 1976, and for 1975, the usual grants in lieu of taxes procedure would apply. For future years Council would receive a report in October of each year advising Council of the current position of any Provincial/Federal support program and advising Council of the exemption question to be dealt with, including an exemption By-law for the following year.

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance and the Director of Legal Services if Council determines that new senior citizens housing developments should be tax exempt."

MOVED by Ald. Bird,

THAT new senior citizens housing developments be tax exempt and be handled on an annual basis;

FURTHER THAT the recommendation of the City Manager contained in this Clause be approved, and therefore, the officials be instructed on the basis of the recommendations set out in the report.

- CARRIED UNANIMOUSLY

One New Position - Public  
Health Nurse (Clause 2)

MOVED by Ald. Harcourt,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

ASPO/CPAC Conference  
(Clause 3)

MOVED by Ald. Bird,

THAT this matter be referred to the Special Committee re U.N. Conference for consideration and report.

- CARRIED UNANIMOUSLY

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MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Manager's General Report  
January 17, 1975 (continued)

Finance Matters, January 17,  
1975 (continued)

West End Planning Program -  
Budget Requirements (Clause 4)

MOVED by Ald. Harcourt,  
THAT the recommendation of the City Manager contained in this  
Clause be approved.

- CARRIED

(Aldermen Boyce, Kennedy and Sweeney opposed)

Personnel Matters  
(January 17, 1975)

Establishing an Orientation Program for  
New Employees - Attendance - One Employee,  
Personnel Services Department (Clause 1)

MOVED by Ald. Bird,  
THAT the recommendation of the City Manager contained in this  
Clause be approved.

- CARRIED UNANIMOUSLY

Property Matters  
(January 17, 1975)

The Council considered this report which contains six  
Clauses identified as follows:

- Cl. 1: Lot 96, D.L. 339, Sit. 6600 Block Arlington Street
- Cl. 2: Acquisition - Britannia Community Services Centre -  
936 McLean Drive
- Cl. 3: Acquisition for Knight Street Widening - 4267 Knight
- Cl. 4: Establishment of City-owned property for Highway  
Purposes - Sit. on W/S Knight Street between 28th  
and 29th Avenues
- Cl. 5: Establishment of City-owned property for Highway  
Purposes - Sit. West on Glen Drive at Terminal Avenue
- Cl. 6: Demolitions

The Council took action as follows:

Clauses 1 to 6 Inclusive

MOVED by Ald. Volrich,  
THAT the recommendations of the City Manager contained in  
Clauses 1 to 5 inclusive, be approved and Clause 6 received for  
information.

- CARRIED UNANIMOUSLY

B. DEPARTMENT GENERAL REPORT  
JANUARY 17, 1975

Works & Utility Matters  
(January 17, 1975)

Additional Fast Bus Service  
into City (Clause 1)

MOVED by Ald. Harcourt,  
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY



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MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Department General Report  
January 17, 1975 (continued)

Finance Matters  
(January 17, 1975)

Re-issue of Travelers Group  
Policy GA-201699 (Clause 1)

MOVED by Ald. Volrich,  
THAT the recommendations of the Director of Legal Services  
contained in this Clause be approved.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 3:45 p.m., and following  
an 'In Camera' meeting in the Mayor's Office, reconvened in open  
session in the Council Chamber at 4:20 p.m.

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MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

C. Proposed Heather Marina  
City Lands, False Creek

Council had for consideration, the following report from the  
Director of Planning dated January 17, 1975:

" REPORT PURPOSE

In processing Development Permit Application # 68415, the Director of  
Planning has considered the conflicting recommendations of the Advisory  
Committee and the Urban Design Panel. The Advisory Committee, which  
held a special meeting Friday January 17, 1975 to discuss the Marina  
plans submitted January 15, 1975, recommended that the Director of  
Planning:

' APPROVE the application in accordance with the submitted  
application, such plans and information forming part thereof,  
including the memo received January 15th, 1975, from  
Mr. E.D. Sutcliffe, Project Manager, False Creek Development,  
thereby permitting the construction of on-water marina  
facilities only, for 325 boats, including an 8' x 43' access  
ramp and a floating boat lifter, subject to the following  
condition:

1. A development permit for the on-shore facilities,  
including the administration building, the off-  
street parking facilities, access roads and  
utilities services, is to be first obtained and  
said facilities to be developed prior to any  
occupancy or use of the on-water marina facilities.

Further, prior to the issuance of this development permit,  
the matter of design is to be first referred to City Council.'

The Urban Design Panel recommended refusal on two issues:

1. The small amount of water area within the limited  
confines of "Heather Bay" largely occupied by the  
marina which appears to be at least twice as large  
as originally proposed.
2. The conflict presented by vehicular traffic to and  
from the marina and ancillary commercial activity  
in relation to the adjacent residential environment.

At the Urban Design Panel' meeting of December 15, 1974, when Heather  
Marina was debated, the Planning Department was recorded as being  
opposed to the Panel's recommendation for refusal of a development  
permit.

cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)Proposed Heather Marina, City  
Lands, False Creek (continued)

On May 1, 1973, Council passed the following resolution:

'The A.D.P. be advisory to Council but that its reports go to the Technical Planning Board and be included in toto in such T.P.B. reports as go to Council. In those instances where the T.P.B. choose to over-ride the recommendations of the A.D.P. the T.P.B. decision be brought to Council's attention prior to implementation.'

Accordingly, the Director of Planning is referring the matter to City Council for consideration.

The Urban Design Panel has stated two major reasons for refusal (see above). The Director of Planning was also concerned about the considerable increase in the size of the marina now proposed compared with that suggested in the original False Creek concepts and in the Area Development Plan. However, it has to be acknowledged that design involves an appropriate consideration of both aesthetic and economic functions. It has been established that a minimum of 325 berths is needed to make the marina an economic venture.

The Director of Planning asked for a model of the proposed marina to be prepared and markers placed on the site in Heather Marina so that he could consider the matter thoroughly. As a result the Director of Planning feels that the new marina concept will be compatible with the general aims for False Creek and that it will produce an attractive waterfront feature.

With regard to the traffic-people conflict, the Director of Planning feels that the conflicts of uses are exaggerated. While there may be conflicts, the concept will not be harmed by them. Part of the advantage of the development is that every part will not be the same - its attraction may be by reason of its being so busy with a mixture of uses. Essentially, it is not an arterial roadway with neighbourhood pedestrian crossings. It should be noted that the traffic circulation plan is in conformity with the Official Development Plan and the Area Plan proposals.

The original development permit application #68415 included both water and land development. It is now intended that the application be considered in two parts in order to facilitate the process:

- (a) Marina only
- (b) Related land development

The above mentioned development permit application #68415 has now been amended to include only off-shore marina development as indicated by (a) above.

## HISTORY

On October 21, 1974, the Urban Design Panel concluded as follows:

'It was agreed that if this scheme cannot be improved, the Panel will have no option but to recommend refusal.'

On October 23, 1974, the Vancouver City Planning Commission reported two areas of concern:

- (i) extension of the Marina beyond the harbour headline
- (ii) the location and general layout of parking

Their recommendation was:

'That the Commission recognize the need for and approve the general layout of the Heather Street Marina in False Creek, in principle, but wish to draw to the specific attention of the Technical Planning Board that there will be a precedent-setting infringement of the harbour headline until such time as it has been rationalized in terms of the overall False Creek development.'

cont'd....

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MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Proposed Heather Marina, City  
Lands, False Creek (continued)

The Director of Planning suggests that Development Permit Application #68415 be approved subject to the following technical requirements:

- (a) approval by the Federal authorities with respect to changing the harbour headline;
- (b) assurance that the waterfront walkway will be continuous along the water's edge and will be completed as the development proceeds;
- (c) the marina will not be occupied until installation of supporting on-shore facilities required by the City are completed;
- (d) all services to the marina are in place and fully operable.

CONCLUSION

This report is submitted for the CONSIDERATION of City Council."

The Director of Planning and the Chairman of the Design Panel both addressed Council setting out the views of the Planning Department and the Design Panel on this matter. The Director of Planning also reviewed the proposed interim parking plans related to the marina.

MOVED by Ald. Rankin,

THAT consideration of this whole matter be deferred pending report as soon as possible, from the Development Consultant and the Director of Finance on a scaled-down marina, i.e., from the present 325 boat capacity to approximately 225; this report to include details of the proposed parking facilities related to the marina.

- CARRIED UNANIMOUSLY

D. Fire Boat Float

The City Manager, under date of January 16, 1975, submitted the following report:

" The City Engineer reports as follows:

'The City of Vancouver Fire Boat is located at #10 Fire Hall on the Burrard Inlet. The boat is secured to a float.

The float is in need of repairs to keep it serviceable. This includes a modified electrical system, new steel piles and adjustments to portions of the approach ramp. It was planned to carry out this work in 1975 and \$12,500 will be submitted by the Fire Department in the Basic Revenue Budget. However, changed marine traffic conditions in the area have recently caused the float to break loose from its moorings creating a hazardous condition. Temporary repairs have been made but the Harbour Master has ordered permanent repairs immediately.

The matter has been discussed with Fire Chief A. Konig and he has requested that the City Engineer manage the repair operations.

In view of the urgency of this work and the Harbour Master's order, I RECOMMEND that:

1. The sum of \$12,500 for repairs to the fire boat float be approved prior to the approval of the 1975 Revenue Budget.
2. The City Engineer be authorized to carry out repairs.'

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved. "

MOVED by Ald. Rankin,

THAT the recommendation of the City Manager contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,  
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,  
SECONDED by Ald. Rankin,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3614,  
BEING THE LOCAL IMPROVEMENT PRO-  
CEDURE BY-LAW

MOVED by Ald. Bowers,  
SECONDED by Ald. Sweeney,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,  
SECONDED by Ald. Sweeney,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AUTHORIZE THE BORROWING OF  
CERTAIN SUMS OF MONEY FROM JANUARY  
21, 1975, TO JANUARY 20, 1976, PENDING  
THE COLLECTION OF REAL PROPERTY TAXES

MOVED by Ald. Volrich,  
SECONDED by Ald. Sweeney,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,  
SECONDED by Ald. Sweeney,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO CREATE A COMMISSION, TO BE  
KNOWN AS THE VANCOUVER CITY PLANNING  
COMMISSION, TO PRESCRIBE THE PERSONNEL  
THEREOF AND THE POWERS AND DUTIES OF  
THE SAME

MOVED by Ald. Bowers,  
SECONDED by Ald. Sweeney,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

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BY-LAWS (cont'd)

BY-LAW TO CREATE A COMMISSION, TO BE KNOWN  
AS THE VANCOUVER CITY PLANNING COMMISSION,  
TO PRESCRIBE THE PERSONNEL THEREOF AND THE  
POWERS AND DUTIES OF THE SAME (continued)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,

SECONDED by Ald. Sweeney,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO AMEND BY-LAW NO. 3519,  
BEING THE IMPOUNDING BY-LAW

MOVED by Ald. Marzari,

SECONDED by Ald. Sweeney,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Marzari,

SECONDED by Ald. Sweeney,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Establishment of Land for Highway  
Purposes (To provide for Grandview  
Viaduct Access)

MOVED by Ald. Boyce,

SECONDED by Ald. Bird,

THAT WHEREAS the City of Vancouver is the registered owner of Parcel 5 (reference plan 2681), Parcel I, District Lot 2037; Plan 1341;

AND WHEREAS it is deemed expedient and in the public interest to establish the above-described land as highway;

THEREFORE BE IT RESOLVED THAT Parcel 5, (reference plan 2681), Parcel I, Plan 1341, be and the same is hereby established for highway purposes and declared to form and constitute portion of highway.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

- 2. Closing, Stopping Up and Conveying to the abutting owner, Portion of Lane adjacent to Parcel "B", of Lots 12 and 13, Block 420, D.L. 526

MOVED by Ald. Boyce,  
SECONDED by Ald. Bird,  
THAT WHEREAS

- 1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
- 2. The portion of lane adjacent to Parcel "B" (see 448464-L) of Lots 12 and 13, Block 420, District Lot 526, Plan 1276 is surplus to the City's highway requirements;
- 3. The owner of said Parcel "B" has made application to acquire this portion of lane to be subdivided with his lands.

THEREFORE BE IT RESOLVED THAT the portion of lane dedicated by the deposit of Plan 1276 lying between the northerly productions of the westerly limit and the easterly limit of Parcel "B" (see 448464-L) of Lots 12 and 13, Block 460, District Lot 526, Plan 1276; the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., and marginally numbered LF 7056, a print of which is attached hereto, be closed, stopped up and conveyed to the owner of said Parcel "B" and

BE IT FURTHER RESOLVED THAT the said closed lane be subdivided with the abutting owners land.

- CARRIED UNANIMOUSLY

- 3. Establishment of Land for Highway Purposes (Lot 26, Block 17, D.L. 391 & 392) (Knight Street Widening)

MOVED by Ald. Boyce,  
SECONDED by Ald. Bird,  
THAT

WHEREAS The City of Vancouver is the registered owner of Lot 26, Block 17, District Lots 391 and 392, Plan 2534;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above-described land as highway;

THEREFORE BE IT RESOLVED that the following portions of the above-described lands, be, and the same are hereby established for highway purposes and declared to form and constitute portion of highway:

" All that portion of Lot 26, Block 17, District Lots 391 and 392, Group One, N.W.D. Plan 2534 described as follows:

Commencing at the southeasterly corner of said Lot 26;  
Thence S. 89° 40' W., 35 feet, more or less, following in the southerly limit of said Lot 26 to the southwesterly corner of said Lot 26;

Thence N. 0° 16' W., 10 feet, following in the westerly limit of said Lot 26;

MOTIONS (cont'd)

Establishment of Land for Highway Purposes  
(Lot 26, Block 17, D.L. 391 and 392) (Knight  
Street Widening) (continued)

Thence N. 89° 40' E., 28.05 feet, more or less, following in a line drawn parallel to the southerly limit of said Lot 26, to intersection with a line drawn parallel to and 7 feet perpendicularly distant westerly from the easterly limit of said Lot 26;

Thence North, 110 feet, more or less, following in the said line drawn parallel to the easterly limit of said Lot 26, to intersection with the northerly limit of said Lot 26;

Thence N. 89° 40' E., 7 feet, more or less, following in the northerly limit of said Lot 26, to the northeasterly corner of said Lot 26;

Thence South, 120 feet, more or less, following in the easterly limit of said Lot 26, to the point of commencement."

The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated December 9, 1974, and marginally numbered LF7172.

- CARRIED UNANIMOUSLY

4. Establishment of Land for Highway  
Purposes (Lot 27, Block 17, D.L.  
391 & 392) (Knight Street Widening)

MOVED by Ald. Boyce,  
SECONDED by Ald. Bird,  
THAT

WHEREAS the City of Vancouver is the registered owner of Lot 27, Block 17, District Lots 391 and 392, Plan 2534;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above-described land as highway;

THEREFORE BE IT RESOLVED that the following portions of the above-described lands be, and the same are hereby established for highway purposes and declared to form and constitute portion of highway:

" All that portion of Lot 27, Block 17, District Lots 391 and 392 Group One, N.W.D., Plan 2534 described as follows:

Commencing at the southeasterly corner of said Lot 27;  
Thence S. 89° 40' W., 7 feet, following in the southerly limit of said Lot 27;

Thence North, 110 feet, more or less, following in a line drawn parallel to the easterly limit of said Lot 27, to intersection with a line drawn parallel to and 10 feet perpendicularly distant southerly from the northerly limit of said Lot 27;

cont'd....

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MOTIONS (cont'd)

Establishment of Land for Highway Purposes  
(Lot 27, Block 17, D.L. 391 & 392) (Knight  
Street Widening) (continued)

Thence S. 89° 40' W., 27.95 feet, more or less, following in the said line drawn parallel to the northerly limit of said Lot 27, to intersection with the westerly limit of said Lot 27;

Thence N. 0° 16' W. 10 feet, more or less, following in the westerly limit of said Lot 27, to the northwesterly corner of said Lot 27;

Thence N. 89° 40' E. 35 feet, more or less, following in the northerly limit of said Lot 27, to the northeasterly corner of said Lot 27;

Thence South, 120 feet, more or less, following in the easterly limit of said Lot 27 to the point of commencement."

The same as shown outlined in red on plan prepared by A. Burhoe, B.C.L.S. dated December 9, 1974, and marginally numbered LF7173.

- CARRIED UNANIMOUSLY

5. Allocation of Land for Highway  
Purposes (4267 Knight Street)

MOVED by Ald. Boyce,  
SECONDED by Ald. Bird,

THAT WHEREAS the registered owners have conveyed to the City of Vancouver for road purposes the following described lands:

East 7 feet of Lot 26, Subdivision 2, Block 18,  
District Lots 391 and 392

(4267 Knight Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

At the Council meeting of January 14, 1975, Alderman Sweeney submitted the following Notice of Motion which was recognized by the Chair:

A. Waiving of Penalty  
on Unpaid Taxes

MOVED by Ald. Sweeney,  
SECONDED by Ald. Kennedy,

THAT interest (penalty) accruing to unpaid 1975 advance-billed City taxes on residential dwellings, up to and including June 30th, 1975, be waived.

- LOST

(Aldermen Bowers, Cowie, Harcourt, Marzari, Volrich  
and the Mayor opposed)



Regular Council, January 21, 1975 . . . . . 17

MOTIONS (cont'd)

At the Council meeting of January 14, 1975, Alderman Rankin submitted the following Notice of Motion which was recognized by the Chair:

B. Farmers Market

MOVED by Ald. Rankin,  
SECONDED by Ald. Harcourt,

THAT WHEREAS the City of Vancouver has a large population in an area surrounded by agricultural lands, dairy farms, orchards, market gardens and marine life, etc;

AND WHEREAS the cost of living of food products in Vancouver is the most expensive in any area of Canada;

AND WHEREAS it is most difficult for citizens to get local fresh fruit, vegetables, dairy products, poultry and fish products;

THEREFORE BE IT RESOLVED THAT the City set up an area on the waterfront between Main Street and Columbia Street designated as a Farmers Market for the enjoyment of the citizens.

(referred)

Mr. R. Young, Social Planning Department, outlined for Council's information, the progress to date with respect to staff planning for the Farmers Market in the City. He indicated that a report would be forthcoming within the near future.

MOVED by Ald. Bird,  
SECONDED by Ald. Harcourt,

THAT the foregoing motion by Alderman Rankin be referred to the Standing Committee on Community Services for consideration.

- CARRIED

(Alderman Sweeney opposed)

NOTICE OF MOTION

The following Notice of Motion submitted by Alderman Kennedy was recognized by the Chair:

1. Civic Information -  
Local Newspapers

MOVED by Ald. Kennedy,

THAT information emanating from City Hall be clearly identified as such including a notice of this fact at the head of any newspaper column paid for by the City.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Harcourt -  
2225 and 2236 East 29th Avenue

advised that the Park Board have requested the Supervisor of Property and Insurance to acquire 2225 and 2236 East 29th Avenue to complete development of an adjacent park. Alderman Harcourt considers that acquisition of these two houses would impose a hardship on the families currently residing in them.

MOVED by Ald. Harcourt,  
 SECONDED by Ald. Rankin,

THAT Council instruct the Supervisor of Property and Insurance to withdraw the Notice to Vacate given to the residents of 2225 and 2236 East 29th Avenue, and the Park Board be requested to report to Council on this matter.

- CARRIED

(Alderman Cowie opposed)

Alderman Boyce -  
49th Avenue Crosstown Bus

raised the matter of the proposed 49th Avenue crosstown bus and queried when a further report on this matter would be forthcoming from the City Engineer. The Mayor advised that he has requested the City Engineer to report on this matter as soon as possible.

Alderman Boyce -  
 Acquisition of Property:  
2665 Point Grey Road

requested that Council acquire the property 2665 Point Grey Road (Lot 9 amended, Block 1, D.L. 192). The Mayor instructed the City Manager to report back to Council on this matter; this report to include input from the Director of Planning and the Supervisor of Property & Insurance.

NEW BUSINESS

1. Proposed Shaughnessy  
 Hospital Expansion

Alderman Volrich submitted for information a report to Council dated January 20, 1975, on the proposed expansion of Shaughnessy Hospital.

It was agreed to defer consideration of Alderman Volrich's report and the recommendation therein, to the next meeting of Council.

- - - - -

The Council adjourned at approximately 6:20 p.m.

\* \* \* \* \*

The foregoing are Minutes of the Regular Council Meeting  
of January 21, 1975, adopted on January 28, 1975.

C. Phillips  
MAYOR

B. N. Lill  
CITY CLERK

A-1

Manager's Report, January 17, 1975 . . . . . (WORKS - 1)

WORKS & UTILITY MATTERS  
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Spur Track Crossing Over Kent Avenue North, between the Knight Street Bridge Right-of-Way and Borden Street

The City Engineer reports as follows:

"The B.C. Hydro Railway has applied to cross Kent Avenue North with a spur track to serve the company's unloading facility on the north side of Kent Avenue.

I RECOMMEND that:

- (a) The application be approved subject to conditions set out in a railway crossing agreement satisfactory to the Director of Legal Services.
- (b) Your Engineer be authorized to sign the application (to the Railway Transport Committee) on behalf of the City after:
  - (i) the plan has been amended to his satisfaction;
  - (ii) the B.C. Hydro Railway has executed the said railway crossing agreement.
- (c) The agreement be executed by the Mayor and the City Clerk and the seal of the City affixed thereto."

The City Manager RECOMMENDS that the foregoing be approved.

2. Supply of Cover Material - Delta Landfill

The City Engineer reports as follows:

"In 1974, the City commenced a three-year agreement with a contractor for the supply of sand and peat cover material for the Delta Landfill.

The City Engineer's authority to enter into this agreement (Council resolution dated July 9, 1974) provided for negotiated increases in the contractor's price in the second and third years of the agreement, with the increase tied to the appropriate construction cost index.

The second year of the agreement commences January 1, 1975, and the contractor is asking for a 47% increase in the price of sand and 15% increase in the price of peat. These increases are greater than the anticipated 10% increase in the Engineering News Record Construction Cost Index, to which the agreement is tied. The City Engineer has reviewed the contractor's costs and feels that the requested price increase is reasonable. The purpose of this report is to obtain Council's approval to amend the Agreement so that a fair price can be negotiated independent of the E.N.R. Construction Cost Index.

As stated in the previous report to Council, the contractor, Mr. M. Poschner, is recovering the sand and peat cover material from the landfill site itself, rather than by hauling from outside sources as in the past. Mr. Poschner's dredging technique is a special experimental arrangement, and in order to justify the high capital cost of the dredge, drag-line, and other heavy equipment, he requested a three-year agreement with the City.

Because of inflation and anticipated cost increases, Mr. Poschner did not feel he could establish a price that could be firm for three years, and in order to provide a basis for negotiating price increase in the second and third years of the agreement, it was reported to Council in July 1974 that annual price increases would be 'tied to the appropriate construction cost index'.

However, when the agreement was subsequently drawn up, no cost index could be found which could be considered truly applicable to Mr. Poschner's

Cont'd . . .

Clause 2 Cont'd

sand recovery operation, and the E.N.R. Construction Cost Index was chosen, since it at least is an indicator of cost trends in the industry. The agreement was written to permit the two parties to agree on a new price each year, with the proviso that if agreement could not be reached, the price increase (or decrease) would be equal to the increase (or decrease) in the E.N.R. Construction Cost Index. It was expected that the final price agreed to would not be higher than that index.

However, in 1974 the E.N.R. Construction Cost Index has increased by less than 10%. This index, which is based on construction costs in 20 American cities, includes costs of some material components, such as lumber, which have not increased significantly. It has proven not to be a representative index, in that labour, fuel, and equipment costs have risen much more dramatically, especially in British Columbia.

It is noted that the 1974 tenders for the City's annual mineral aggregate supply were approximately 30% higher than the 1973 prices, while the price of sand from our previous source in Delta has risen 50%.

Furthermore, Mr. Poschner's costs have risen because, in addition to the increase in fuel, labour, and equipment costs, he has found it necessary to use more dredging equipment than was originally anticipated. His sand recovery method is now operating smoothly and is providing cover material at a lower cost than could otherwise be obtained. If a realistic increase in price is not provided, it is unlikely that he will be able to continue his operations, and from our experience with previous contractors' attempts at sand recovery, it would not be possible to replace him.

The price increase requested by Mr. Poschner still results in an annual saving of \$25,000, when compared to other, external sources of sand.

Therefore, the City Engineer feels that the agreement with Mr. Poschner should be amended to eliminate the provision that price increases be tied to the E.N.R. Construction Cost Index. Since there appears to be no other more appropriate index, the agreement should allow the two parties to negotiate a new price each year in good faith, with provision to terminate the agreement if an acceptable price cannot be negotiated.

Accordingly, it is RECOMMENDED that the Director of Legal Services be authorized to amend the Agreement with Mr. Poschner for the supply of sand and peat cover material at the Delta Landfill, so as to eliminate the provision that price changes be tied to the Engineering News Record Construction Cost Index, and provide for termination if an acceptable price cannot be negotiated."

The City Manager RECOMMENDS the foregoing report of the City Engineer be approved.

3. Local Improvement Procedure By-law

The City Engineer reports:

"Changes in the Local Improvement Procedure By-law (3614 as amended) to incorporate certain new zonings and to reflect an amendment to the Vancouver Charter:

NEW ZONINGS

The Local Improvement Procedure By-Law relates the assessments for various types of Local Improvement to the zoning of the property. It classifies the zonings provided in the Zoning and Development By-law into three 'zoning groups':

- 'Residential' (one and two-family) - all RA's, RS's, and RT's.
- 'Multiple Dwelling and Local Commercial' - all RM's and CRM's, plus C-1.
- 'Business and Industrial' - all C's except C-1, all CM's, M's and P's.

Clause 3 Cont'd

Comprehensive Development Districts are interpreted in each case according to the approved use.

The By-law should be amended:

- a. To include the Historic Districts (HA's) in the definition of 'Business and Industrial Districts', and
- b. So that the False Creek Comprehensive Development Districts will be dealt with in the same way as the Comprehensive Development Districts.

NEWSPAPER ADVERTISEMENTS

The Vancouver Charter has been amended to remove the requirement of newspaper advertising when Local Improvements are advanced on the initiative. This amendment was sought at the suggestion of the (then) Assessment Commissioner, who pointed out that these advertisements cost some \$15,000 per year, that they were in addition to the notices mailed to each affected owner and that no enquiries were received as a result of the advertisements. The By-law should be amended to reflect this change.

The By-law has a further provision requiring the publishing of a notice of Local Improvement Courts of Revision. Since this notice was incorporated in the same advertisement, the same arguments for its discontinuation would apply. This By-law requirement should also be deleted.

RECOMMENDATIONS

I RECOMMEND that the above changes be approved and that the amending by-law which has been prepared be passed."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

4. Tender No. 7410 - Water Street Improvement Project

The City Engineer reports as follows:

"Tenders for the Water Street Improvement Project consisting of the removal of existing surfaces to permit the realignment and repavement in brick and block of the boulevard and roadway and installation of bollards and tree pits were opened on December 30, 1974, and referred to the City Engineer for tabulation and report to the City Manager.

All tenders have been checked and are in order. Tabulations of Tender Number 7410 have been circulated to Council. These bids are unit prices based on quantity estimates supplied by this department and the total cost of the contract may vary according to the actual quantities measured during construction.

The low tender was submitted by Imperial Paving Limited in the amount of \$695,515.00. This Company's management and staff are heavily committed to the West End Paving Project which to date has progressed slowly and is less than 50% complete. These projects - one in a high population area and another in a downtown commercial area require a high degree of supervision and effort to minimize inconveniences to residents, pedestrians and vehicular traffic. In the case of the Water Street Project, a decrease in business may result and for this reason the merchants have requested that the surface work be completed before the start of the tourist season. Any delay in completing this project will prolong the traffic restrictions in the area and inconvenience to shoppers resulting in an unnecessary loss of business to the merchants. Because of the limited progress to date and the contract provision that the Company's management and staff complete the West End Project this spring, it is unlikely that Imperial Paving Limited would complete the Water Street contract in the allotted time before the tourist season without also seriously affecting the progress of the West End Project.

Standard General Construction Limited, who submitted the second lowest bid, have a long record of good management of paving projects on Vancouver streets and

Manager's Report, January 17, 1975 . . . . . (WORKS - 4)

Clause 4 Cont'd

have the resources to complete this project within the desired time limit. In view of this, the tender submitted by Standard General Construction Limited in the amount of \$737,605.50 (6% more than the low bid) is recommended.

The tender amount of \$737,605.50 submitted by Standard General Construction Ltd. is within the departmental estimate and it is anticipated that the overall cost, including work by other forces, will approximate the budgeted funds as approved by Council on November 5, 1974.

The City Engineer RECOMMENDS that:-

- (a) A contract be awarded to the tenderer as follows:  
Standard General Construction Limited,  
Granville Island,  
Vancouver, B. C.  
  
Contract No. 7410 - \$737,605.50.
- (b) A contract satisfactory to the Director of Legal Services be entered into.
- (c) The bid bonds of the unsuccessful tenderers be returned."

The City Manager RECOMMENDS the foregoing recommendations of the City Engineer be approved.

CONSIDERATION:

- 5. 1176 West Georgia Street - Tree Removal For Crossing - D.P.A. 67607

The City Engineer reports as follows:

"On September 25, 1973, it was resolved 'that it be the policy of Council that before any trees on public property are removed in the West End area (all streets west of Burrard), such be referred to Council for Consideration'.

The existing building on this site is to be demolished and a new structure is to be constructed which requires a sidewalk crossing on the south side of Georgia Street for access to parking. There is a tree in the area of the proposed crossing.

It is not practical to relocate the crossing satisfactorily because of the structural design constraints within the building, therefore, the tree will have to be removed from this location. The Board of Parks and Public Recreation have advised that they will undertake the removal of the tree at the expense of the developer. The architect has been advised and agrees to bear the expense of removing the tree as a condition of the crossing approval. "

The City Manager submits the foregoing report of the City Engineer to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 623

Manager's Report, January 17, 1975 . . . . . (BUILDING - 1)

BUILDING AND PLANNING MATTERS

A-4

RECOMMENDATION

1. Building Permit B64707  
1212 Laurier

Mrs. R. Yorsh has requested permission to appear as a delegation in opposition to the action by the Permits & Licenses Department with respect to her building at 1212 Laurier Avenue. A copy of her letter is attached. The City Building Inspector reports as follows:

"In 1964 Development and Building Permits were issued for the erection of a one-family dwelling at the above location which maintained the required 10' side yard. The building was completed in accordance with the By-law in September of 1965.

On July 9, 1973, Building Permit B64707 was issued to repair the eaves on the south side, replace an open patio and install new decking on the second floor balcony at the rear of the dwelling.

On July 15, 1973, an inspection was made at which time it was found that an addition was being made to the west side of the building which projected into the required side yard. An application was made to the Board of Variance requesting a relaxation of the required side yard but on July 25, 1973, this application was refused.

The owner was subsequently notified to remove this addition and after several inspections and meetings with various staff members, refused to do so. The matter was referred to Crown Counsel for the laying of charges and the case appears in court on January 17, 1975.

It is recommended that the City Building Inspector be instructed to continue enforcement of the Zoning and Development By-law."

The City Manager RECOMMENDS that the recommendation of the City Building Inspector be approved.

DELEGATION REQUEST - MRS. R. YORSH

CONSIDERATION

2. Strathcona Demonstration Project

The Director of Planning reports as follows:-

"Late last year SPOTA submitted a proposal for a demonstration project to the Special Committee re UN Demonstration Project. The minute of the Committee Meeting of December 19, 1974 relative to this submission is as follows:

- '4. Strathcona Community Demonstration Project

Mr. Ted Young spoke in support of the proposal submitted by a Joint Committee of five Strathcona residents groups. The proposal consists of three elements:

- (a) recording the documentation of the self-help process of the citizens involved in urban renewal and rehabilitation programs.

cont'd ...



Manager's Report, January 17, 1975 . . . . . (BUILDING - 2)

Clause No.2 (continued)

- (b) implementing a self-sufficient neighbourhood greenhouse and gardening project to supply the residents with their own low-cost vegetables.
- (c) co-ordinating a hospitality program to present the community as a whole to the UN Conference.

The Joint Strathcona Committees would like the City of Vancouver to make land available for the greenhouse and gardening project but it was pointed out that a Council resolution would be needed showing agreement to the City leasing the land to the residents.

The Committee felt that this should be submitted as a demonstration project for Canada. Mr. Young was advised to meet with Mr. Pickstone, Deputy Director of Planning, to further develop the proposal for submission to the 1975 Committee dealing with demonstration projects.'

On January 7, Mr. Ted Young, Chairman of the Strathcona UN Committee wrote to Council asking for the use of some city owned land rent free for a period of five years to enable the project to go ahead. A copy of his letter is attached.

This project was discussed at the Strathcona Rehabilitation Committee meeting of December 11 and while there was no formal endorsement, it was generally favourably regarded by the members of that Committee.

Mr. Pickstone held several discussions with the Strathcona UN Committee and it appears that this is a very imaginative proposal which carries some significance for the UN Conference. There are a number of groups in Strathcona whose objectives have not always been coincident and there has not been a good history of co-operation. This applies particularly in the case of the two public housing groups and SPOTA. Now, however, all these groups have come together in the Strathcona UN Committee and this is as a result of very strenuous efforts on the part of the individuals involved. The original proposal was for an entirely "software" project which would use the Strathcona Rehabilitation project as a demonstration of joint action between a community and various levels of government. Only SPOTA would have been involved. The current proposal is for the whole community. It is central to the greenhouse part of the proposal that the land be available at less than market rates. There is no possibility of the project carrying itself with market rental for the land. The proposal in its present form therefore is dependent on either the rent free situation as requested by SPOTA or a minimum rent arrangement which would have to be the subject of calculation. It is a policy matter whether Council is prepared to make the land available either without cost or at a reduced rental. The matter is therefore submitted for the consideration of Council."

The City Manager submits the foregoing report of the Director of Planning for Council's CONSIDERATION.

RECOMMENDATION

3. Strathcona Progress Report

The Director of Planning reports as follows:-

"On November 5, 1974 Council referred the matter of unexpended funds for the Strathcona project to the Strathcona Property Owners and Tenants Association, with the request that the matter be raised again on November 26th. Following discussion with SPOTA, it was felt that a better arrangement would be to deal with the matter in the Strathcona Rehabilitation Committee and this information was transmitted to Council on November 26th. Since then there have

cont'd ...

Manager's Report, January 17, 1975 . . . . . (BUILDING - 3)

Clause No.3 (continued)

been two meetings of the Strathcona Rehabilitation Committee and whereas there has been some progress, there are some matters still unresolved. At the last meeting of the Strathcona Rehabilitation Committee I was requested to put forward a Progress Report to Council for its information.

The Committee has been dealing with the requests from SPOTA which were presented to Council and which are attached as an appendix to this report. The status of these as they are listed is as follows:

- 1) Administration cost for SPOTA. This has been agreed by the Committee as a reasonable proposal. An additional \$500.00 has also been agreed by the Strathcona Rehabilitation Committee for audio-visual material in connection with the proposed United Nations project. This report contains a recommendation for the \$2,500.
- 2) Purchase demolition clearance and construction of homes to replace derelict and non-conforming properties. SPOTA has agreed that there should be no reference in this section of the construction of homes and it should be limited to the purchase, demolition and clearance. Adequate funds are already provided for this item and while there has been some progress in negotiations, without expropriation there are only going to be a few purchases. Partly as a result of negotiations, two of the properties which were listed have since been improved so this part of the operation has had some limited success.
- 3) Purchase of rental properties and rehabilitation. It has been agreed by the Strathcona Rehabilitation Committee that the Strathcona project is not a suitable vehicle for this sort of activity and that SPOTA could carry this out effectively itself as a non-profit organization and with very substantial financing under the National Housing Act.
- 4) Low interest loans to assist owners to comply with lodging house by-laws. Several apartment buildings in the area received grant loans and carried out their renovations including some improvements to the fire safety arrangements before enactment of the new provision. They are now in contravention of the amended by-law. The Strathcona Rehabilitation Committee is carrying out a survey of all apartments under the Strathcona area to see if the loan provisions of the R.R.A.P. program were available as part of the Strathcona project whether any of the owners would be interested in participating. This is a last attempt to see if some of the apartments in the area which have been fairly unresponsive to date could be persuaded to improve their buildings.
- 5) Purchase of property to complete Linear Park. There are two properties involved. The Strathcona Rehabilitation Committee is very sympathetic to the proposal and has asked the Supervisor of Property and Insurance to approach the owners.
- 6) Southerly extension of Linear Park (overpass, tennis courts, squash, drainage.) This is a proposal to build an overpass across Prior Street from Linear Park to False Creek Park and also to develop the listed facilities on the balance of the site on which Number 1 Fire Hall is presently under construction. The Strathcona Rehabilitation Committee had previously concluded that there was no case to be made for constructing the overpass and as the area listed for the recreation facilities is also that under consideration by SPOTA for its UN Demonstration project, it was agreed that there would be no further consideration of this item until the UN Demonstration Project was considered.

cont'd ...

Manager's Report, January 17, 1975 . . . . . (BUILDING - 4)

Clause No.3 (continued)

Since the meeting of the Strathcona Rehabilitation Committee on December 11, SPOTA has written to Council on January 9 also commenting on the foregoing items. In the case of Item #6 - Southerly Extension of Linear Park - there is a significant difference between the position noted in SPOTA's letter and that of the Strathcona Rehabilitation Committee. It is understood that this is as a result of second thoughts by SPOTA as there was no dissension on this or any of the other items at the meeting on December 11. A copy of the letter from SPOTA is attached.

The main urgency for dealing with the Strathcona uncommitted funds arose because of commitments on Water Street. This is now covered out of supplementary capital so the immediate need to settle the Strathcona surplus funds has disappeared except for certain public works items which were recommended in November. Following is an extract from the City Manager's report of November 1, 1974:-

'The Strathcona Rehabilitation Committee has held two meetings on October 9, 1974 and October 23, 1974. All suggestions for extending the project were considered and the following items were recommended:

New and replacement sidewalks on Prior Street	\$22,000
Paving - three extra lanes related to the Linear Park and arising from experience of the park	15,000
Tree planting on Prior, Campbell and extra for McLean Park	20,000
Irrigation for Linear Park and McLean Park	20,000'

These items were referred back with all the other items by Council on November 5 even though they had already been approved by the Strathcona Rehabilitation Committee. Construction of the Linear Park is at a stage when it is important to know whether the irrigation is to be included or not, and the paving and sidewalk construction should be started as early as possible in the spring. The recommendation is therefore included on those specific items which have already been recommended for approval by the Strathcona Rehabilitation Committee.

The Strathcona project is continuing on a reduced scale longer than was originally intended. Funds were provided in the project for attendance at Strathcona Rehabilitation meetings by members of SPOTA and by their consultants to the extent of \$3,000 for SPOTA members and \$3,000 for consultants. Payment was \$25.00 for a maximum of two members and \$50.00 for a maximum of two consultants per meeting. Both these amounts are now exhausted and in fact there has been no money for payment at the last meeting. \$1,000 extra for each item will more than see the project through and a recommendation is attached.

The Director of Planning recommends:-

- a) The foregoing be received as a Progress Report on Strathcona uncommitted funds.
- b) A total grant of \$2,500 be provided for SPOTA administration costs in connection with on-site information, interpretation, etc., the City's share being \$625.

cont'd ....

Manager's Report, January 17, 1975 . . . . . (BUILDING - 5)

Clause No.3 (continued)

- c) The funds for attendance at Strathcona Rehabilitation meetings by SPOTA members and their consultants be increased by a total of \$2,000, or a City's cost of \$500.
- d) Council approve the extra items (sidewalks, paving, tree planting, irrigation) recommended by the Strathcona Rehabilitation Committee for a total cost of \$77,000, or a City's share of \$19,250. "

The City Manager makes the following additional points:

The Report of November 1 referred to by the Director of Planning also recommended that the City request the Provincial and Federal Governments to transfer \$210,000 of their urban renewal funds to the Water Street Beautification Project, and \$300,000 to cover the deficit in the Britannia Urban Renewal Project. As the Director of Planning notes, Council has taken care of the Water Street Project from supplementary capital pending a resolution of the extra requests from SPOTA. The City is still in a deficit position, however, on the Britannia project and it seems important to settle that issue. Accordingly the City Manager RECOMMENDS

- 1) That the recommendations of the Director of Planning be approved, and,
- 2) That Council request the Provincial Government and CMHC to transfer to the Britannia project a total of \$300,000 from their allocation for the Strathcona project.

FOR COUNCIL ACTION SEE PAGE(S) 63-4

Manager's Report, January 17, 1975 . . . . . (FINANCE - 1)

FINANCE MATTERS

A-7

RECOMMENDATION

1. Tax Exempt Property - Senior Citizen Housing

The following report has been received from the Director of Finance and the Director of Legal Services.

"Introduction

Under Section 396 (c) (i) of the Vancouver City Charter, real property which is owned by a charitable organization and wholly operated for charitable purposes, such as non-profit senior citizen housing, is exempt from real property taxation. Recently, the Provincial Government amended this section of the Charter such that new senior citizen housing which was funded by the Provincial Government after March 31, 1974 is considered taxable, unless specifically exempted by City by-law. It appears that the Provincial Government feels that municipalities are reluctant to accept new senior citizen housing because they do not pay taxes, and feel that this amendment would provide a greater incentive to accept these developments. It also appears that the Provincial Government intends to offer operating subsidies to the new senior citizen developments, especially to cover the property taxes, and are looking to the Federal Government to jointly share in these costs. Specifically, the Provincial Government are asking CMHC to offer operating subsidies under Section 44 of the National Housing Act for sponsor-housing. To the best of our knowledge, the Federal Government has not agreed to this cost-sharing program.

Senior citizens housing developments built prior to the latest change are exempt and presumably such exemption could only be removed through changes to the Charter. The present cost or loss of taxes to the City, relative to these developments, is in the realm of \$500,000 per year.

Properties Affected

To the best of our knowledge, there are three new senior citizen housing projects which are taxable as operating units in 1975. Based on past data, it is estimated that the property tax cost per suite per month for these developments will be about \$15. It currently appears that there may be a further 5-7 developments constructed in 1975 which would be taxable. At least two developments are applying to Council very shortly for tax exemption.

Alternative Action

As it now stands, the new developments are taxable. Council does have the authority under the Charter to make these new developments exempt from real property taxes in the year following the passing of a specific by-law to that effect. In the period before the by-law makes the property exempt the City's normal procedure for grants in lieu of taxes could apply.

Burnaby Council has taken a policy position such that new developments will be 80% exempt in 1975, reducing by 20% per year until they are fully taxable.

Recommendation

If Council wishes to continue the tax exempt status of new senior citizen housing developments, it is recommended that it be done on an annual basis so that if the Federal/Provincial or Provincial support program materializes, then the City could make the developments taxable without this being detrimental to the residents. Should Council proceed on this basis it is further recommended that the Director of Legal Services be instructed to prepare the necessary by-law for 1976 and for 1975 the usual grants in lieu of taxes procedure would apply. For future years Council would receive a report in October of each year advising Council of the current position of any Provincial/Federal support program and advising Council of the exemption question to be dealt with, including an exemption by-law for the following year."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance and the Director of Legal Services if Council determines that new senior citizens housing developments should be tax exempt.

cont'd ...

Manager's Report, January 17, 1975 . . . . . (FINANCE - 2)

2. 1 New Position - Public Health Nurse

The Medical Health Officer reports as follows:

"The Vancouver Resources Board has authorized the addition of one Public Health Nurse I position to the complement of Health Staff seconded to their Health Care and Aging Division.

By letter, the Vancouver Resources Board have requested that the existing billing arrangement be continued to cover this new position.

The Medical Health Officer recommends:

- a. That an additional Public Health Nurse I position seconded to Vancouver Resources Board be authorized.
- b. That funding for the position be included in the 1975 Departmental Salary Estimates.
- c. That the Vancouver Resources Board be billed for this position in accordance with the existing arrangement."

The City Manager RECOMMENDS that the foregoing recommendations of the Medical Health Officer be approved.

CONSIDERATION

3. ASPO/CPAC Conference

The Director of Planning reports as follows:

"From April 12, 1975 to April 17, 1975, a joint Conference of the Community Planning Association of Canada and the American Society of Planning Officials will be conducted in Canada. This conference will be composed of citizens, elected officials and planners. Additionally, in May of 1976, the United Nations Conference on Human Settlements will be conducted in Vancouver. Between these two conferences, it is expected that approximately 20,000 delegates will be in Vancouver for discussions of living conditions in Human Settlements.

It is expected that as the host city for both of these conferences, there will be considerable interest in the efforts that the City of Vancouver is making in dealing with urban development. Also, the representatives of citizens' groups, of governments, and professionals from Canada, North America and the world will undoubtedly be interested in Vancouver itself as well as our programs for dealing with problems and planning for the future.

In order to explain both the City's program of planning and a description of the City of Vancouver, it is considered desirable to develop a semi-permanent display for the two conferences. Additionally, a small pamphlet would be distributed to those in attendance.

More importantly however this display will be used for information and educational purposes for the residents of Vancouver. Materials that have been collected and used by the Department (as in the Downtown Study) will be utilized. It could be circulated to schools, libraries, information centres and prominent public locations.

The Department can handle most of the work with its present resources, but some allowance for overtime will be necessary for the design and graphics group within the Department. In addition, an amount of \$2,000 will be needed for contract or temporary help to carry out most of the construction.

cont'd ...

Manager's Report, January 17, 1975 . . . . . (FINANCE - 3)

Clause No.3 (continued)

The cost of this effort is estimated at a relatively low cost of:

(1)	Public display:		
	Materials	\$ 6,000	
	Contract of temporary help	1,000	
	Purchase of equipment	2,000	
	Overtime	1,500	
	Miscellaneous	800	
		<hr/>	
		\$12,300	
(2)	Information Pamphlet:	\$ 1,000	
			\$13,300

It is therefore recommended that \$13,300 be approved in advance of the 1975 Budget to provide a public display and information pamphlet. "

The City Manager submits the request of the Director of Planning for Council's CONSIDERATION.

RECOMMENDATION

4. West End Planning Program - Budget Requirements

The Director of Planning reports as follows:

"City Council, on December 17, 1974, approved a half-time planner position to June 30, 1975 for the West End program, and also approved \$300 moving costs. At that time, Council instructed the Supervisor of Property and Insurance to negotiate a lease for office space at 456 West Broadway to accommodate West End planning staff.

On January 14, 1975, City Council adopted a report of the City Manager recommending that office space at 1012 Nelson Street (St. Andrew's-Wesley United Church) be rented by the City for six months at \$150 per month plus \$30 per month underground parking in lieu of the West Broadway accommodation.

In an earlier report, responsibility for the West End planning office was transferred from the Social Planning Department to the City Planning Department; unfortunately, a budget was not provided for in earlier Council approvals. It is therefore requested that funds be allocated for the first six months of 1975 in accordance with the following budget estimate:

I.	Insurance (approx.)		
	(Acquisition cost of items insured: \$880)	\$	50
II..	Janitor services: \$50 per month for 6 months		300
III.	Telephone:		443
IV.	Miscellaneous		200
V.	Rental of meeting halls	<hr/>	200
			\$ 1,193

VI. PRINTING AND PUBLICITY

Printing & Postage:

500 Urban Design Guidelines @ \$2.00	\$1,000	
1,200 Open Space brochures @ 50¢	600	
500 Traffic Scheme II maps @ 50¢	<hr/> 250	1,850
Postage		600

cont'd ...

Clause No.4 (continued)

Publicity

Planning and Plain Talk column:		
6 mos. @ \$100	600	
Street Scene (bi-monthly)	250	
Miscellaneous, e.g. newspaper advertisements for public meetings	600	1,450
VII. Office supplies for six months	250	4,150

NEW AND NON-RECURRING

Telephone installation	135	
2 tack boards 4' x 6'	100	
Moving costs (end of June)	200	435

TOTAL ... .. \$ 5,778

It should be noted that if the use of consultants is required  
this will form the subject of a separate report."

The City Manager RECOMMENDS that a budget as requested by  
the Director of Planning be set up for the West End Planning  
Program in the amount of \$5,778.00.

FOR COUNCIL ACTION SEE PAGE(S) 65-6



PERSONNEL MATTERS

RECOMMENDATION

1. "ESTABLISHING AN ORIENTATION PROGRAM FOR NEW EMPLOYEES";  
ATTENDANCE : ONE EMPLOYEE, PERSONNEL SERVICES DEPARTMENT

The Director of Personnel Services reports as follows:

"An American Management Association course entitled 'Get Your Employees Off To A Good Start' is to be held in Chicago from February 5 - 7, 1975 inclusive. The course deals extensively with developing and evaluating an employee orientation program, with case studies of successful orientation programs, and includes a project session for the attendee in which he develops an orientation program for his organization.

This course is particularly appropriate for a City employee to participate in at this time owing to the publication of the new "Employees Handbook" which is the first stage in development of our own improved employee orientation program.

I therefore wish to send Mr. D.R. Nightingale, Training Coordinator, to the course as he will commence developing and implementing our employee orientation program next month.

The total cost to the City would be approximately \$820.00, (Course fee - \$380.00, Air and Ground Transportation - \$300.00, Hotel, Meals, Gratuities and Incidentals - \$140.00) plus four days leave of absence with pay.

The Comptroller of Accounts advises that this amount would be available in Appropriation No. 7090/933, Administrative and Technical Courses - All Departments. As the required amount exceeds \$750.00, authorization by Council is required according to Personnel Regulation No. 248-4."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 66

Manager's Report, January 17, 1975.....(PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATION

1. Lot 96, District Lot 339  
Situated 6600 Block Arlington Street

The Supervisor of Property and Insurance reports as follows:

"A request has been received from the Vancouver Association for the Mentally Retarded for an extension of time in which to commence construction of their development in Champlain Heights.

On November 17, 1970, City Council approved the sale of Lot 96, D.L. 339, situated on the west side of Arlington Street, in the 6600 Block, to the Vancouver Association for the Mentally Retarded.

A condition of this sale was an option to repurchase in favour of the City, should construction of this project fail to commence by April 1st, 1973. The Association was unable to commence construction within the allotted time and requested and received extensions to November 1st, 1974, with the City having a 3 month period to exercise its option.

The Association has encountered various unavoidable delays, but have now obtained the necessary zoning amendments, development permit and applied for a building permit. They have now reached a point where most of the problems have been resolved.

This Office has kept in touch with the Association regarding progress on this project and they are actively engaged in preparations to commence as soon as possible. We have contacted our Planning Department and they concur with our recommendation that a further extension would be justified. It is therefore:

RECOMMENDED that a new option agreement be drawn up between the City and the Association granting the City an option to repurchase Lot 96, D.L. 339, at the net purchase price in the event construction does not commence by July 1st, 1975, the City to have 3 months from that date to exercise its option."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

2. Acquisition Britannia Community Services Centre -  
936 McLean Drive; South half of the North half of  
Lots 10, 11 and 12; Block 25, District Lot 264A

The Supervisor of Property & Insurance reports as follows:-

"Reference is made to Item 8, Board of Administration, Property Matters, February 1st, 1974, approved by Council February 5th, 1974, authorizing the Corporation Council to expropriate the South half of the North half of Lots 10, 11 and 12, Block 25, District Lot 264A and to apply to the Court for a Vesting Order and for an Order for Possession.

Subsequently in March, 1974, the owner, through his Solicitor, delivered title to the City, the subject improvements were demolished, and the City advanced a payment of \$20,000.00, without prejudice, pending final settlement.

The Director of Legal Services has now received a letter from the owner's Solicitor offering to accept the sum of \$35,000.00 as settlement of his compensation from the City, inclusive of all consideration. This amount is considered reasonable and is substantiated by independent appraisals. It is endorsed by the Director of Legal Services and has been approved by Central Mortgage and Housing Corporation.

Cont'd.....

Manager's Report, January 17, 1975.....(PROPERTIES - )

Clause No. 2(Cont'd)

The subject property is the last property to be settled in the Britannia Community Services Centre site.

RECOMMENDED That the Supervisor of Property & Insurance be authorized to acquire this property for the sum of \$35,000.00, inclusive of all consideration, chargeable to Code #5830/427."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

3. Acquisition for Knight Street Widening  
East 7 feet of Lot 26, Sub. 2, Block 18  
District Lots 391 & 392  
4267 Knight Street

The Supervisor of Property & Insurance reports as follows:-

"Reference is made to Item 5, Board of Administration, Property Matters, dated February 1, 1974, approved by Council on February 5, 1974, confirming the final offer of \$431.20 for the East 7 feet of Lot 26, Sub. 2, Block 18, District Lots 391 and 392, subject to repair of lawn damage, for the widening and improving of Knight Street, and authorizing the expropriation of the said widening strip.

The owners' solicitor has recently advised that, after consideration, his clients have agreed to accept the City's final offer and requested that the City finalize the acquisition directly with his clients. Following discussions, the owners have agreed to convey the East 7 feet of their Lot 26 to the City, subject to:-

- (a) Payment of \$431.20 for loss of land
- (b) Payment of \$50.00 for out-of-pocket expenses
- (c) City to rebuild fence at the new property line at estimated cost of \$300.00

The owners have asked that this acquisition be concluded as soon as possible and they have executed the documents conveying the 7-foot strip to the City.

RECOMMENDATION:

That the Supervisor of Property & Insurance be authorized to acquire the East 7 feet of Lot 26, Sub. 2, Block 18, District Lots 391 and 392 on the foregoing basis, chargeable to Code No. 148/7919."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

4. Establishment of City-owned Property for Highway Purposes - Situated on West Side of Knight Street  
Between 28th and 29th Avenues

The Supervisor of Property & Insurance reports as follows:-

"Lots 26 and 27, Block 17, District Lot 391 and 392, Plan 2534, situated on the West side of Knight Street between 28th and 29th Avenues, were purchased under approval of Council February 19th, 1974, to provide for the widening of Knight Street and have been held pending the required portions being established as highway.

Cont'd.....

Manager's Report, January 17, 1975.....(PROPERTIES -3 )

Clause No. 4 (Cont'd)

In accordance with Council's instructions, it is now proposed to formally establish a 7-foot strip on the easterly side and a 10-foot strip on the southerly side of Lot 26, and a 7-foot strip on the easterly side and a 10-foot strip on the northerly side of Lot 27 for highway purposes. Formal resolutions establishing the same are submitted to Council concurrently with this report.

RECOMMENDED That the easterly 7 feet and southerly 10 feet of Lot 26 and the easterly 7 feet and the northerly 10 feet of Lot 27, Block 17, District Lot 391 and 392, be established as highway and the formal resolutions establishing the same be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

5. Establishment of City-Owned Property Situated West of Glen Drive at Terminal Avenue for Highway Purposes

The Supervisor of Property & Insurance reports as follows:-

"Parcel 5 (Reference Plan 2681) of Parcel I, District Lot 2037, Plan 1341, which lies beneath the west end of the Grandview Viaduct was obtained from the Vancouver, Victoria and Eastern Railway and Navigation Company for construction of the Viaduct, but was not formally established for road purposes. The City now proposes to provide a better access under the Viaduct and wishes to have Lot 5 formally established at this time.

It is therefore

RECOMMENDED That Parcel 5 (Reference Plan 2681) of Parcel I, District Lot 2037, Plan 1341, be established as highway and that the formal resolution establishing the same, which is submitted concurrently with this report, be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

INFORMATION

6. Demolitions

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>	<u>City To Pay</u>	<u>Code No.</u>
1067 & 1073 Seymour Street; Lots 24 & 25, Block 83, D.L. 541	Civic Parking Purposes	Phillip J. Blackall	\$1,425.00	4769/

The above contracts have been confirmed by the City Manager and are reported to Council for INFORMATION."

The City Manager submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

WORKS & UTILITY MATTERS

INFORMATION:

1. Additional Fast Bus Service Into City

The City Engineer reports as follows:

"The Bureau of Transit Services is instituting the #820 Canada Way Fast Bus on January 3, 1975. This service will operate on a half hourly schedule on weekdays between 6:00 a.m. and 12:00 midnight, on Sundays and Holidays between 9:00 a.m. and 12:00 midnight, and Monday through Friday, the service will be increased to a 15 minute headway between 6:30 a.m. and 8:30 a.m. and 4:00 p.m. to 6:00 p.m.

The bus will enter the City at Boundary and Douglas Road, and will proceed via Boundary, Hastings, Burrard, to a terminus on the Dunsmuir-Melville Connector immediately west of Burrard. It will then proceed via the Connector, Thurlow, Hastings and Boundary to enter Burnaby at Douglas Road.

The service will be operated on a limited stop basis within the City and will discharge passengers only when westbound, and pick up passengers when eastbound. Existing stops will be used in both directions. The Bureau, however, had suggested four additional special nearside stops for the service on Hastings Street in the downtown area, and extension of an existing stop on the Dunsmuir-Melville Connector. It has now been agreed with the Bureau that these additions and amendment are not immediately necessary. The matter will be further reviewed pending some experience of operation.

The City Engineer submits the foregoing report for INFORMATION."

FOR COUNCIL ACTION SEE PAGE(S) 66

FINANCE MATTERS**B-7**RECOMMENDATION1. Reissue of Travelers Group Policy GA-201699

The Director of Legal Services reports as follows:-

"Employees of the City and Park Board represented by the Canadian Union of Public Employees, Local 1004 (Vancouver Civic Employees' Union) are covered by the above-mentioned group policy which insures them against occupational or non-occupational disabilities.

As a result of negotiations with the Union in connection with the 1972-73 local issues, certain amendments were required to be made to the policy. Representatives of the City and the insurer have examined the policy and concluded that in addition to the amendments arising out of the negotiations, the policy be brought up-to-date. As a result of this examination, the policy has been revised and the insurer has submitted for approval of Council a new policy numbered GA-201699A, together with an agreement discontinuing the old policy. A copy of the new policy is on file in the office of the City Clerk.

The principal changes in the policy are briefly as follows:-

- A. An employee is entitled to 80% of his weekly wage for the maximum indemnity period of occupational disability not covered by Workers' Compensation if approved by the Occupational Health Director.
- B. An employee is entitled to 80% of his weekly wage for the period of occupational disability which commences on expiry of benefits under the Workers' Compensation Act and terminates on expiry of the maximum indemnity period (26 weeks) if the Occupational Health Director is satisfied that the continuance of such disability is directly related to the original disability.
- C. Indemnity will be paid for not more than 26 weeks during any 12 consecutive months during any one period of disability, determined separately for disabilities of an occupational and non-occupational nature.

These new provisions have been in effect since 1 July, 1973.

The Canadian Union of Public Employees, Local 1004 (Vancouver Civic Employees' Union) has approved the new policy.

It is RECOMMENDED that:

- (a) the agreement between Travelers Life Insurance Company of Canada and the City of Vancouver discontinuing Policy No. GA-201699 effective 1 July, 1973 and dated as of 30 June, 1973, be executed on behalf of the City and the seal of the City affixed thereto;

cont'd ...

Department Report, January 17, 1975 . . . . . (FINANCE - 2)

Clause No.1 (continued)

- (b) reissued Group Policy GA-201699A of the Travelers Life Insurance Company of Canada and the application therefor effective as of 1 July, 1973, be executed on behalf of the City and the seal of the City affixed thereto.       "

FOR COUNCIL ACTION SEE PAGE(S) 67